

# NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE: 240 Carlton Beach Road, Carlton**

**PROPOSED DEVELOPMENT:  
CHANGE OF USE (DWELLING TO VISITOR  
ACCOMMODATION)**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au) until **Monday 22<sup>nd</sup> July 2024**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Monday 22<sup>nd</sup> July 2024**.

**APPLICANT: K Brennemo**

**APPLICATION NO: DA 2023 / 346 - 1**

**DATE: 04 July 2024**



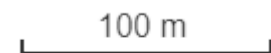


240 Carlton Beach Road, Carlton - Representation Close Monday 22nd July 2024

4-Jul-2024



Disclaimer: This map is a representation of the information currently held by Sorell Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.





**Part B: Please note that Part B of this form is publicly exhibited.**

Full description of Proposal:	Use:	Change of use to short stay accommodation
	Development:	Private home at 240 Carlton Beach Road, Carlton
	<i>Large or complex proposals should be described in a letter or planning report.</i>	
Design and construction cost of proposal:		\$ <del>380,000.00</del> <sup>WS</sup>

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/>
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Location of proposed works:	Street address:	240 Carlton Beach Road	
	Suburb:	Carlton	Postcode: 7173
	Certificate of Title(s) Volume:	73754	Folio: 4

Current Use of Site	Holiday home
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Current Owner/s:	Name(s) Kjell Brennemo
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>
<p><b>If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form</b></p> <p><a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a></p>		



**Sorell Council**  
 Development Application: Development Application - 240 Carlton Beach Road, Carlton - P1.pdf  
 Plans Reference: P1  
 Date received: 12/12/2023





**SITE INFORMATION**

Title Reference: 737544  
 Property ID: 5612949  
 Planning Zone: 12.0 Low Density Residential  
 Planning Overlays: Bushfire Prone Area  
 NCC Building Class: 1a

Soil Classification: Class P  
 Bushfire Attack Level (BAL): BAL-12.5 (Refer to Bushfire Assessment for more info)

Corrosion Environment: Severe

Land area: 813m<sup>2</sup>

**Building Area- Existing:**

- Dwelling: 88.72m<sup>2</sup>  
 - Garage: 29.18m<sup>2</sup>  
 - Deck: 13.43m<sup>2</sup>

**Building Area- Proposed:**

- Extension: 71.30m<sup>2</sup>  
 - Dwelling: 138.11m<sup>2</sup>  
 - Deck: 43.76m<sup>2</sup>  
 - Private Open Space: 34.18m<sup>2</sup>

  
**Sorell Council**  
 Development Application - Development  
 Application - 240 Carlton Beach Road, Carlton  
 - P1.pdf  
 Plans Reference: P1  
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Location Plan



**CLIENT:**  
 Kjell & Rachel Brennemo  
**ADDRESS:**  
 240 Carlton Beach Road, Carlton TAS 7173



REV	AMENDMENT	DATES

**JOB NO:**  
2190

**PROPOSAL:** EXTENSION/ ALTERATION  
**ENGINEER:** -  
**BUILDING SURVEYOR:** -

**STATUS:** PERMITS  
**DATE:** 08/05/2023  
**SCALE:** 1:400 @ A3

**PG NO:** REV  
**A.01**



**KEY**

Existing

Proposed

- AC Air Conditioner
- BAL Balustrade
- BS Basin
- COL Column
- CPO Cupboard
- CT Cooktop
- FR Refrigerator
- MB Meter Box
- OV Oven
- PTRY Pantry
- DP Rainwater Pipe
- RSD Roller Shutter Door
- S Sink
- SHR Shower
- TR Television
- TV Trough
- TW Towel rail
- WC Water closet

- CARPET Carpet- To Owners selection
- SCRN Timber Screen
- TILE Ceramic Floor Tile- To Owners selection.
- TBM Timber Flooring- Tas Oak
- TMD Timber Decking- To Owners selection.
- ROBE Wardrobes- To Owners selection.

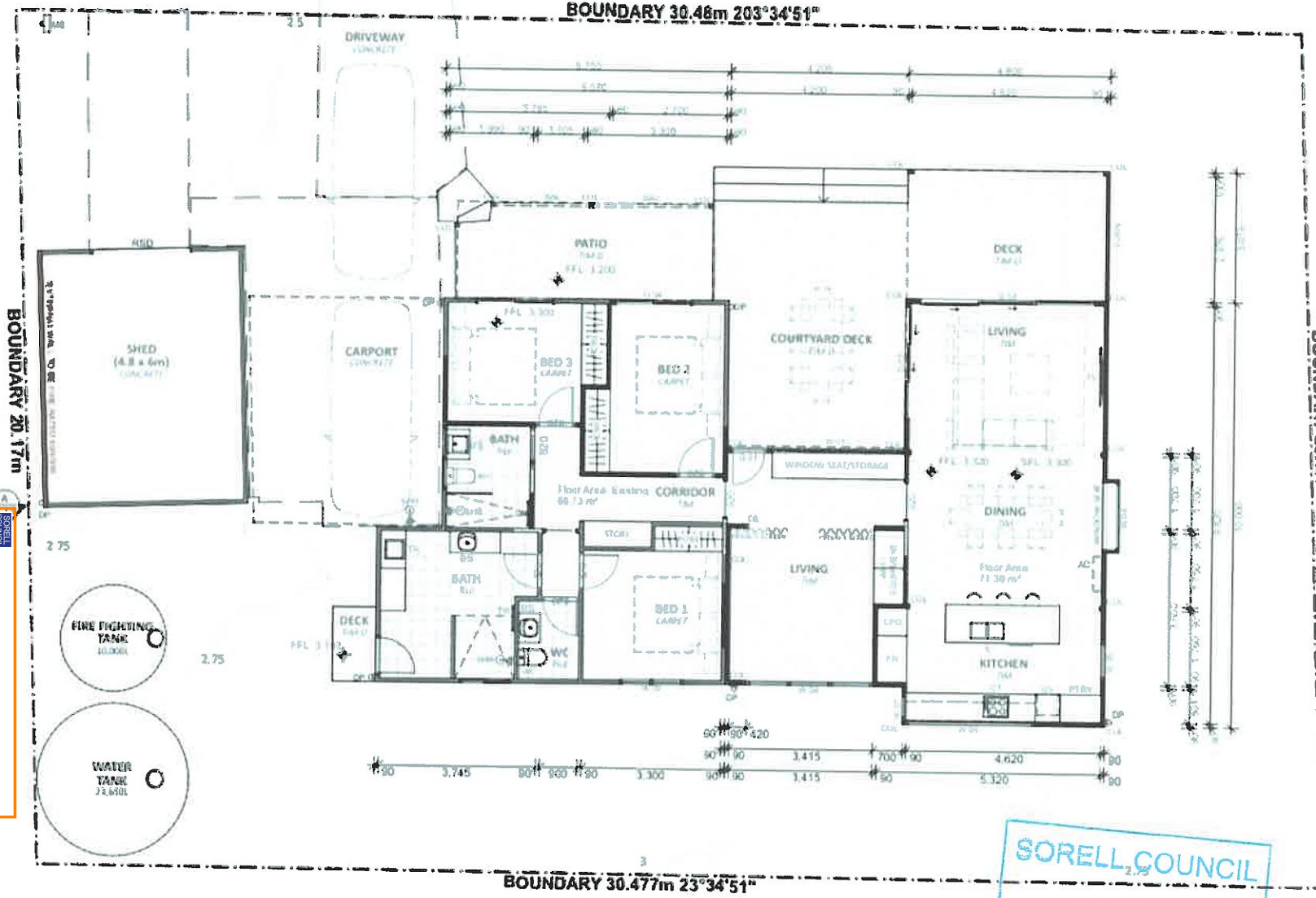
**FIRE RATED WALL SYSTEM**  
James Hardie Boundary Wall system installed to manufacturers specification.

**PLEASE NOTE:**  
All doors and operable windows to have...

**Sorell Council**  
Development Application: Development Application - 240 Carlton Beach Road, Carlton  
Plans Reference: P1  
Date received: 12/12/2023

BOUNDARY 20.17m

BOUNDARY 20.17m 111°16'51"



**SORELL COUNCIL**  
12 DEC 2023  
RECEIVED

Ground Floor Plan- Proposed

	CLIENT Kjell & Rachel Brennemo		<b>REV</b>	<b>AMENDMENT</b>	<b>DATES</b>	<b>JOB NO:</b> 2190	PROPOSAL: EXTENSION/ALTERATION	STATUS: PERMITS	<b>PG NO:</b>	<b>REV</b>
	ADDRESS: 240 Carlton Beach Road, Carlton TAS 7173							ENGINEER: -	DATE: 08/09/2023	<b>A.06</b>
							BUILDING SURVEYOR: -	SCALE: 1:100 @ A3		